

CROWN HILL REDEVELOPMENT AREA PLAN June 30, 2003

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The following items A through J and the maps and attachments identified below constitute the Redevelopment Plan.

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Maps and Attachments

- 1. Documentation of Conditions, Data and Plans ("Document")
(Map references below are to the Document)
- 2. Crown Hill Redevelopment Area Boundary Map (Map 1)
- 3. Land Use Plan Maps (Map 2 Existing) (Map 5 Proposed)

4. Crown Hill Redevelopment Area Plan Acquisition Area (Map 7)
5. Crown Hill Redevelopment Area Plan Acquisition Area List (See Document Section "E".)

A. Description of Project Area

1. Boundaries of Crown Hill Redevelopment Area, See Boundary Map 1.
2. Evidence of Blight
 - a. Finding that the Crown Hill Redevelopment Area has become blighted, deteriorated or deteriorating to an extent that cannot be corrected by regulatory process or by the ordinary operations of private enterprise without resort to IC 36-7-15.1 and that the public health and welfare will be benefited by the acquisition and redevelopment of the area under IC 36-7-15.1.
 - b. Finding that the blighted, deteriorated or deteriorating Crown Hill Redevelopment Area is a detriment to the social or economic interests of the City and its inhabitants.
 - c. Finding that it will be of public utility and benefit to acquire and redevelop the Crown Hill Redevelopment Area.
 - d. The above findings are supported by documentation of conditions, data and plans presented to the Commission which shows a high proportion of vacant, unimproved land, dilapidated and deteriorating structures, a lack of development and cessation of growth, and a population loss. Private enterprise is unable to correct these conditions due to the extent of the blight and deterioration and lack of influence over adjacent and neighborhood substandard and abandoned housing units and poorly maintained vacant lots.

3. Redevelopment Plan Objectives

Objectives of the Redevelopment Plan are to:

- a. Eliminate blighting, deteriorated and deteriorating areas.
- b. Eliminate blighting, deteriorated and deteriorating influences.
- c. Maximize new and existing opportunities for the development of affordable and market rate housing.
- d. Benefit the public health and welfare by stimulating an increase in the property tax base.
- e. Benefit the public health and welfare by protecting the economic value of surrounding properties.
- f. Overcome existing barriers to development by creating opportunities to fund the construction of basic public improvements.
- g. Create new job opportunities for the project area.
- h. Encourage and stimulate economic development in the project area.
- i. Phase out incompatible structure and land uses.
- j. Redevelop parcels in accordance with the Crown Hill Redevelopment Area Plan.
- k. Encourage residential/commercial redevelopment
- l. Support and stimulate further growth of residential/commercial uses consistent with the Redevelopment Plan.

B. Land Use Plan

1. Maps
 - a. Crown Hill Redevelopment Area Boundary map (See Document Map 1)
 - b. Residential/Commercial Proposed Land Uses. (See Document Map 5)
2. Land Use Provisions
 - a. Development in the Crown Hill Redevelopment Area shall be market rate housing and affordable housing (persons generally earning less than the median income).
 - b. Residential/Commercial Land Uses.
 - c. Compatible industrial Land Uses.
 - d. Public uses including streets, right-of-ways, and park land.
 - e. Accessory uses and structures, subordinate, appropriate and incidental to the permitted primary uses.
 - f. Temporary uses and structures incidental to development of land during construction.

C. Proposed Project Activities

1. Land Assembly/Acquisition for Redevelopment.

The Crown Hill Redevelopment Area Plan includes properties to be acquired. Those properties are identified on the Acquisition Area Map and Acquisition List. At the time additional real estate acquisition becomes necessary, IC 36-7-15.1-10.5 will be followed.

2. Demolition

The Economic Development Section is currently establishing a list of structures identified for demolition through the code enforcement process. If a determination is made that said structures are feasible of rehabilitation and will conform to the provisions of the Crown Hill Redevelopment Area Plan, rehabilitation shall be encouraged.

3. Rehabilitation

Where feasible, rehabilitation of owner-occupied and other existing structures that are in conformance with the building code and land use requirements of the Crown Hill Redevelopment Area Plan will be encouraged. The City and various neighborhood organizations will attempt to maximize new and existing opportunities for the development of affordable housing. It is anticipated that funding will be available from HOME and other governmental programs. Public and private partnerships will be encouraged in order to make maximum impact on the project area.

4. Land Disposition

When land has been assembled, disposition documents will incorporate provisions for achieving development and design objectives with the Crown

Hill Redevelopment Area Plan objectives as criteria. The developers will be required by the contractual agreement to observe the Crown Hill Redevelopment Area plan objectives. The disposition documents shall be drawn up by the Department of Metropolitan Development through the Real Estate Services Section.

5. Zoning

The Department of Metropolitan Development will assist in zoning changes as appropriate for conformance with the Crown Hill Redevelopment Area Land Use Plan Map specifically with respect to land acquired for disposition.

6. Project Improvements

Infrastructure improvements, landscaping, parking areas, and other improvements may be constructed by the City and/or the developer as needed subject to the availability of funds.

7. Utilities

All utilities in the area are adequate to serve the proposed development.

8. Job Training

A program in job training, job enrichment, and basic skill development will be designed to benefit residents and employers.

9. Transitional Housing

Should a resident be displaced, transitional and permanent housing will be provided pursuant to applicable law.

D. Enforcement of Crown Hill Redevelopment Area Plan Objectives

1. The Metropolitan Development Commission hereby directs the Economic Development Section to serve notice of the Crown Hill Redevelopment Area Plan to all affected City boards, commissions, departments, divisions agencies, or officers who are responsible for or involved with the issuance of permits, certificates, variances, planning, land use, tax allocation, or any other such items affecting the use or development of property within the Crown Hill Redevelopment Area.
2. The Economic Development Section shall have the responsibility to review and approve any development activities listed above prior to the issuance of permits and certificates. The "Infill Housing Guidelines" adopted July 7, 1993 by the Metropolitan Development Commission shall be used to evaluate the appropriateness of infill housing.

3. The affected City boards, commissions, departments, divisions, agencies, bodies or officers of the City shall be notified that the Economic Development Section shall have the responsibility to review and approve any use, plan, certificates or other device affecting the Redevelopment Area prior to the issuance of any permits or certificates.
4. The Economic Development Section may enlist the assistance of the Inspection Services Section to use its authority to either require remedial action or to stop construction not in compliance with the Redevelopment Plan.
5. The Economic Development Section is authorized to enter into a civil lawsuit to stop or rescind actions not in conformance with the Crown Hill Redevelopment Area Plan or to enforce contractual agreements to ensure conformance with the Crown Hill Redevelopment Area Plan.
6. It is understood that this Redevelopment Plan has been developed in concert with the Neighborhood and will be undertaken in order to carry out neighborhood-based objectives as well as community-wide objectives. The Economic Development Section shall seek the advice of the Neighborhood relative to any proposed Plan changes and notify the Neighborhood of any public hearings related to activities to be carried out under the provisions of this Plan.

For purposes of notification and coordination relative to this Plan "Neighborhood" shall be construed to be the presidents (or their assignees) of the neighborhood organizations directly affected by this Plan and the neighborhood based community development corporation serving the Redevelopment Area. This organization in the Crown Hill Redevelopment area is the Crown Hill Neighborhood Association. (See the map on Page A5 of the Document)

E. Relationship to Definite Local Objectives

1. The preservation, rehabilitation, and reuse of existing structures and construction of new structures furthers the local objective of promoting residential/commercial growth.
2. The infrastructure and other improvements within the project area will revitalize and spur new commercial growth in this traditional residential/commercial/industrial area of the City.
3. The improvement of public ways, streets, utility connections and other public or semi-public facilities within the project area will stimulate the growth and rehabilitate the project area, which will benefit public health and welfare.

4. The revitalization and encouragement of growth of residential/commercial/ industrial business enterprises within the project area will increase the property tax base and stimulate new job opportunities for City dwellers.
5. The increased business activity and revitalization of existing property will serve to protect the economic value of surrounding properties and maximize land uses.

F. Procedures for Changes in the Crown Hill Redevelopment Area Plan.

Any plan changes will be in accordance with appropriate state law.

G. Redevelopment Proposals

For land acquired by the City for redevelopment, the Commission will either accept or reject a redevelopment proposal. In making its decision, the Commission shall weigh the following factors.

1. The amount of the proposal in terms of dollars and cents.
2. The size and character of the improvements proposed to be made on the real estate.
3. The redeveloper's schedule of work activities.
4. The redeveloper's work performance record and ability to carry out the work activity schedule.
5. The redeveloper's financial resources to ensure that the redevelopment will be carried out.
6. Whether the real estate, when improved, will be sold or rented; and the redeveloper's proposed sale or rental prices.
7. The compatibility of proposed redevelopment as it relates to the surrounding project area.
8. Any factors which will assure the Commission that the sale, if made, will further the execution of the redevelopment plan and best carry out the interest of the community both from the standpoint of human and economic welfare.
9. Sale or grant of land to a qualified nonprofit corporation or neighborhood development corporation.
 - a. The Commission may sell or grant at no cost title to real property to a qualified nonprofit corporation or neighborhood development corporation for the purpose of providing low- or moderate-income housing or other development that will benefit low- or moderate-income

families if the statutory requirements are met.

H. Redeveloper's Obligations

1. All redevelopers, their successors, or assigns agree that there will be no discrimination against any person or group of persons on account of race, color, sex, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed.
2. That all proposals for redevelopment shall be submitted on the proposal forms supplied by the Commission.

I. Acquisition

1. Boundaries of Acquisition Area.
See Crown Hill Redevelopment Area Plan Acquisition Area map.
2. Acquisition List. See Crown Hill Redevelopment Area Plan Acquisition List.
3. Exemption from Acquisition - Any property which meets any one of the following conditions will be exempted from acquisition:
 - a. Residential property which is owner occupied, including "contract sales" properties.
 - b. Property with improvements which is rated as "Excellent" in building condition. Condition shall be as determined by using the criteria contained in the Building Condition section of the Document.
 - c. Commercial property which is occupied by a legally established active business.
 - d. The Business shall; (1) operate consistent with Marion County Health and Hospital Regulations and Zoning Regulations, (2) be legally established, and (3) have some manner of owner participation in operation.

At the time when specific implementation activities are undertaken, property owners who would be affected by the activity will be contacted to establish the occupancy, ownership, and building condition. Any property meeting any one of the above conditions will be exempted upon the request of the property owner.

J. Redevelopment Budget

The Redevelopment Budget for the Crown Hill Redevelopment Area is estimated as follows:

Acquisition/Site	\$1,000,000
Preparation	
Housing Rehabilitation	2,000,000
& Construction	
Infrastructure	<u>11,137,000</u>
TOTAL	\$14,137,000